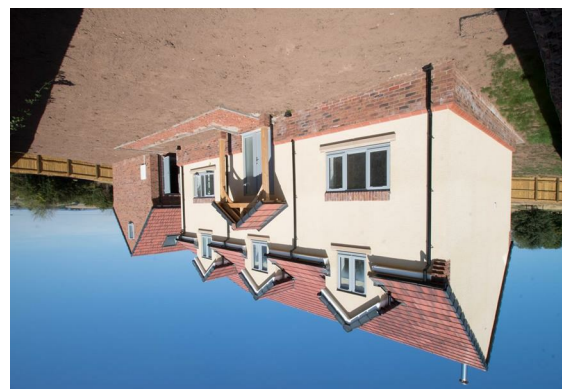
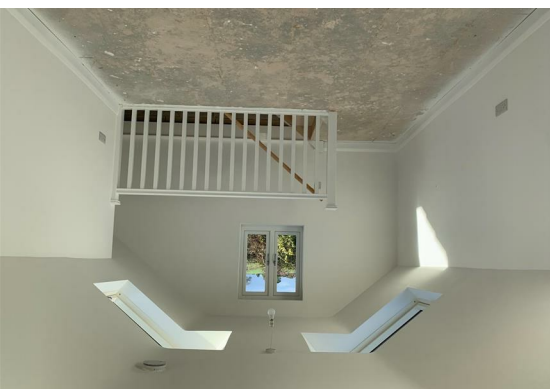




Plot 1, Llanc View,
Llancloudy, HR2 8QR

Price
£550,000

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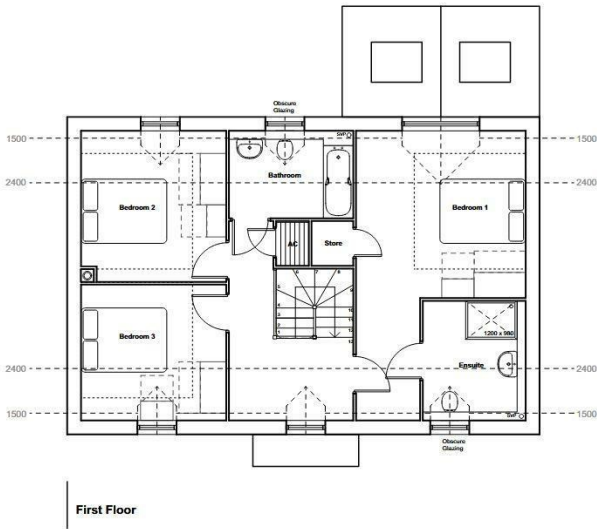
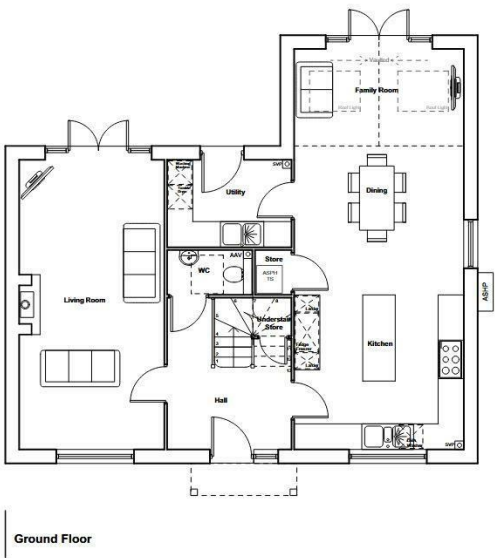
Plot 1, Llanc View, Llancloudy,

Plot 1 Llanc View, Llancloudy is a luxury three bedroom detached, double fronted home with a large corner plot, styled for contemporary living, with a stunning 30' long kitchen/dining room for inclusive entertaining, a through lounge overlooking the front and rear gardens, a superb feature is the home office set above the detached double garage, ideal for working from home. Plot 1 forms part of a select development of just four detached homes that include a four bedroom detached and two and three bedroom bungalows built by a private developer. The village of Llancloudy is both rural yet conveniently located for access to Monmouth, Ross on Wye, the city of Hereford and the A40 for access to south Wales and the Midlands motorway network.

- Three bedrooms, two bathrooms
- Stunning 30' open plan kitchen / dining room with skylights
- Through living room
- Utility and cloakrooms
- Full width principle bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom
- Detached double garage with home office over
- Far reaching views
- Air source heat pump heating

Directions

From Hereford proceed south on the A49 towards Ross-On-Wye turning right after Callow Hill on the A466 Monmouth Road. On entering the village of Llancloudy you will see the properties on the right hand side. From Monmouth proceed north on the A466 towards Hereford and on entering the village of Llancloudy the properties will be seen on the left.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of theowner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

Introduction

The cul de sac of Llanc View has been designed for maximum privacy coupled with far reaching views, from a slightly elevated position, of the beautiful Monmouthshire and Herefordshire countryside. Plot 1, a detached double fronted home with rendered walls over brick plinths, has a large corner plot with gardens to four sides that include a west facing rear garden with Indian Sandstone patio ideal for evening barbecue entertaining. The property is approached via a wide double driveway, with parking for two vehicles, that leads to the detached double garage, a paved path leads to the oak framed pitched roof porch over the front door.

Inside the home

Designed for contemporary living, this generously proportioned home features an impressive entrance hall, through dual aspect living room, a stunning 30' long open plan kitchen dining room with built in appliances, stone work surfaces and a dining area over looking the rear garden through french doors and being naturally lit from above with two skylights. there is even a built in pantry, a cloakroom and a separate utility room complete the convenience. Upstairs a generously proportioned landing with airing cupboard provides access to a full width principle bedroom with built in wardrobe and en-suite shower room, there are two further double bedrooms and a family bathroom. Over the detached double garage and accessed from within is a fantastic feature that will appeal to either the home worker, a hobbyist or an independent teenager, a naturally lit home office with sky lights over.

The area

The village of Llancloudy is 5 miles north of Monmouth on the A466 which connects to the A49 to provide access to the city of Hereford, Ross on Wye is 6 miles to the east, the Wye Valley and Symonds Yat Area of Outstanding Natural Beauty are just 5.5 miles away. The nearby villages of Llangrove, Llangarron, and Whitchuch have primary schools which feed into renowned secondary schools Monmouth Haberdashers Private School for Boys and Girls, Monmouth Comprehensive School, Hereford Cathedral School and John Kyrle High School and Sixth Form Academy in Ross on Wye. Village pubs, restaurants, farm shops and cafes are to be found in Whitchurch and Llangrove, and there are road links via the A40 to the M50/M5 and M4.

Parking

The driveway provides two car parking spaces and the garage is a double one.

Services and Tenure

Services; Mains Water, and electricity are connected, heating is from an Air Source Heat Pump
Herefordshire Council - Tax Band TBC
Tenure - The property is Freehold

Agents notes

Property Measurements:
Living Room - 3.2m x 6.7m
Kitchen/Dinner - 3.9m x 9.3m
Utility - 2.7m x 1.9m
Bedroom 1 - 3.9m x 6.7m
Bedroom 2 - 3.2m x 3.4m
Bedroom 3 - 3.2m x 3.1m
Bathroom - 1.6m x 3m

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